

UNITED STATES BANKRUPTCY COURT
Eastern DISTRICT OF New YorkIn re 84 Elton LLC
DebtorCase No. 18-40038-NHL
Reporting Period: 1/3/18 - 1/31/18Federal Tax I.D. # 46-3424293

SINGLE ASSET REAL ESTATE COMPANIES

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	yes	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)	yes	
Copies of bank statements		yes	
Cash disbursements journals		yes	
Statement of Operations	MOR-2 (RE)	yes	
Balance Sheet	MOR-3 (RE)	yes	
Summary of Unpaid Post-petition Debts	MOR-4 (RE)	yes	
Copies of tax returns filed during reporting period		yes	
Rent Roll	MOR-5 (RE)	yes	
Payments to Insiders and Professional	MOR-6 (RE)	yes	
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)	yes	
Cash Flow Projection	MOR-7 (RE)	yes	
Debtor Questionnaire	MOR-8 (RE)	yes	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor



Date 2/21/18

Signature of Authorized Individual*



Date 2/21/18

Printed Name of Authorized Individual

Feige Niederman

Date 2/21/18

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

In re 84 Elton LLC
DebtorCase No. 18-40038-NHL
Reporting Period: 1/3/18 - 1/31/18**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS**

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

BANK ACCOUNTS				
ACCOUNT NUMBER (LAST 4)	OPER	TAX	OTHER	CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
CASH BEGINNING OF MONTH				0
RECEIPTS				
CASH SALES				0
ACCOUNTS RECEIVABLE - PREPETITION				0
ACCOUNTS RECEIVABLE - POSTPETITION				0
LOANS AND ADVANCES				0
SALE OF ASSETS				0
OTHER (ATTACH LIST)				0
TRANSFERS (FROM DIP ACCTS)				0
TOTAL RECEIPTS				0
DISBURSEMENTS				
NET PAYROLL				0
PAYROLL TAXES				0
SALES, USE, & OTHER TAXES				0
INVENTORY PURCHASES				0
SECURED/ RENTAL/ LEASES				0
INSURANCE				0
ADMINISTRATIVE				0
SELLING				0
OTHER (ATTACH LIST)				0
OWNER DRAW *				0
TRANSFERS (TO DIP ACCTS)				0
PROFESSIONAL FEES				0
U.S. TRUSTEE QUARTERLY FEES				0
COURT COSTS				0
TOTAL DISBURSEMENTS				0
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)				0
CASH - END OF MONTH				0

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	0
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	0
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	0

<u>In re</u> <u>84 Elton LLC</u>	<u>Case No.</u> <u>18-40038-NHL</u>
<u>Debtor</u>	<u>Reporting Period:</u> <u>1/3/18 - 1/31/18</u>
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	0

In re 84 Elton LLC
Debtor

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BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page.

(Bank account numbers may be redacted to last four numbers.)

	#	Operating	#	Tax	#	Other
BALANCE PER BOOKS						0
BANK BALANCE						0
(+) DEPOSITS IN TRANSIT <i>(ATTACH LIST)</i>						0
(-) OUTSTANDING CHECKS <i>(ATTACH LIST)</i> :						0
OTHER <i>(ATTACH EXPLANATION)</i>						0
ADJUSTED BANK BALANCE *						0

**Adjusted Bank Balance" must equal "Balance per Books"

DEPOSITS IN TRANSIT	Date	Date	Amount
			0
			0
			0
			0
CHECKS OUTSTANDING	Ck. #	Ck. #	Amount
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0

OTHER

In re 84 Elton LLC
DebtorCase No. 18-40038-NHL
Reporting Period: 1/3/18 - 1/31/18**STATEMENT OF OPERATIONS** (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE -FILING TO DATE
Rental Income	0	0
Additional Rental Income	0	0
Common Area Maintenance Reimbursement	0	0
Total Income (<i>attach MOR-5 (RE) Rent Roll</i>)	0	0
OPERATING EXPENSES		
Advertising	0	0
Auto and Truck Expense	0	0
Cleaning and Maintenance	0	0
Commissions	0	0
Officer/Insider Compensation*	0	0
Insurance	0	0
Management Fees/Bonuses	0	0
Office Expense	0	0
Other Interest	0	0
Repairs	0	0
Supplies	0	0
Taxes - Real Estate	0	0
Travel and Entertainment	0	0
Utilities	0	0
Other (<i>attach schedule</i>)	0	0
Total Operating Expenses Before Depreciation	0	0
Depreciation/Depletion/Amortization	0	0
Net Profit (Loss) Before Other Income & Expenses	0	0
OTHER INCOME AND EXPENSES		
Other Income (<i>attach schedule</i>)	0	0
Interest Expense	0	0
Other Expense (<i>attach schedule</i>)	0	0
Net Profit (Loss) Before Reorganization Items	0	0
REORGANIZATION ITEMS		
Professional Fees	0	0
U. S. Trustee Quarterly Fees	0	0
Interest Earned on Accumulated Cash from Chapter 11 (<i>see continuation sheet</i>)	0	0
Gain (Loss) from Sale of Property	0	0
Other Reorganization Expenses (<i>attach schedule</i>)	0	0
Total Reorganization Expenses	0	0
Income Taxes	0	0
Net Profit (Loss)	0	0

* "Insider" is defined in 11 U.S.C. Section 101(31).

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0

BREAKDOWN OF “OTHER” CATEGORY**OTHER OPERATIONAL EXPENSES**

		0

OTHER INCOME

		0

OTHER EXPENSES

		0

OTHER REORGANIZATION EXPENSES

		0

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

In re 84 Elton LLC
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Reporting Period: 1/3/18 - 1/31/18**BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents			
Restricted Cash and Cash Equivalents (<i>see continuation sheet</i>)			
Accounts Receivable (Net)			
Notes Receivable			
Prepaid Expenses			
Professional Retainers			
Other Current Assets (<i>attach schedule</i>)			
TOTAL CURRENT ASSETS	0	0	0
PROPERTY & EQUIPMENT			
Real Property and Improvements			
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
TOTAL PROPERTY & EQUIPMENT	0	0	0
OTHER ASSETS			
Amounts due from Insiders*			
Other Assets (<i>attach schedule</i>)			
TOTAL OTHER ASSETS			
TOTAL ASSETS	0	0	0
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)			
Accounts Payable			
Taxes Payable (<i>refer to FORM MOR-4</i>)			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities (<i>attach schedule</i>)			
TOTAL POST-PETITION LIABILITIES	0	0	0
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	398692.66		
Priority Debt			
Unsecured Debt			
TOTAL PRE-PETITION LIABILITIES			
TOTAL LIABILITIES	0	0	0
OWNERS' EQUITY			
Owner's Equity Account	447905.41	447905.41	447905.41
Retained Earnings - Pre-Petition	0	0	0
Retained Earnings - Post-petition	0	0	0
Adjustments to Owner Equity (<i>attach schedule</i>)	0	0	0
Post-petition Contributions (<i>attach schedule</i>)	0	0	0
NET OWNERS' EQUITY	447905.41	447905.41	447905.41
TOTAL LIABILITIES AND OWNERS' EQUITY	846598.07	0	0

* "Insider" is defined in 11 U.S.C. Section 101(31).

In re 84 Elton LLC
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ASSETS	BOOK VALUE AT END OF	BOOK VALUE AT END OF	BOOK VALUE ON PETITION DATE
	CURRENT REPORTING MONTH	PRIOR REPORTING MONTH	
Other Current Assets			
			0
Other Assets			
			0
LIABILITIES AND OWNER EQUITY		BOOK VALUE AT END OF	BOOK VALUE ON PETITION DATE
		CURRENT REPORTING MONTH	
Other Post-petition Liabilities			
			0
Adjustments to Owner's Equity			
Post-Petition Contributions			0
			0

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.

Typically, restricted cash is segregated into a separate account, such as an escrow account.

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Debtor**

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SUMMARY OF UNPAID POST-PETITION DEBTS

	Number of Days Past Due					
	Current	0-30	31-60	61-90	Over 91	Total
Mortgage					300000	3000000
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Real Estate Taxes						
Other Post-Petition debt (<i>list creditor</i>)						
Total Post-petition Debts					300000	3000000

Explain how and when the Debtor intends to pay any past due post-petition debts.

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RENT ROLL

A rent roll must be included for each property. The debtor's rent roll may be substituted for this page. Attach additional sheets as needed.

Property: 321 Pulaski Street, Brooklyn, NY 11206

Square Footage: 2800

**In re 84 Elton LLC
Debtor**

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

Professionals					
Name	Date of Court Order Authorizing Payment	Amount Approved	Amount Paid	Total Paid to Date	Total Incurred & Unpaid*
Total Payments to Professionals		0	0	0	0

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

**POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE
AND ADEQUATE PROTECTION PAYMENTS**

In re 84 Elton LLC
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Reporting Period: 1/3/18 - 1/31/18**CASH FLOW PROJECTION FOR THE PERIOD 1/3/18 THROUGH 1/31/18**

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: 321 Pulaski Street, Brooklyn, NY 11206
Square Footage: 2800

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INCOME													
Rental Income	January	February	March	April	May	June	July	August	Sep	October	November	December	
Additional Rental Income													
Common Area Maintenance Reimbursement													
Total Income	0	0	325	0	0	325	0	0	325	0	0	325	
OPERATING EXPENSES													
Advertising													
Auto and Truck Expense													
Cleaning and Maintenance													
Commissions													
Officer/Insider Compensation*													
Insurance													
Management Fees/Bonuses													
Office Expense													
Other Interest													
Repairs													
Supplies													
Taxes - Real Estate													
Travel and Entertainment													
Utilities													
Other (attach schedule)													
Total Expenses	0												
Debt Service													
Professional Fees													
U.S. Trustee Fees			325			325			325			325	
Court Costs													
Net Income	0												
Tenant Improvements													
Vacancy Allowance													
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0

In re 84 Elton LLC
DebtorCase No. 18-40038-NHL
Reporting Period: 1/3/18 - 1/31/18**DEBTOR QUESTIONNAIRE**

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		x
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		x
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		x
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		x
5	Is the Debtor delinquent in paying any insurance premium payment?		x
6	Have any payments been made on pre-petition liabilities this reporting period?		x
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		x
8	Are any post petition State or Federal income taxes past due?		x
9	Are any post petition real estate taxes past due?	x	
10	Are any other post petition taxes past due?		
11	Have any pre-petition taxes been paid during this reporting period?		x
12	Are any amounts owed to post petition creditors delinquent?		x
13	Have any post petition loans been received by the Debtor from any party?		x
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		x
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		x
16	Have the owners or shareholders received any compensation outside of the normal course of business?		x



SIGNATURE BANK
 565 Fifth Avenue, 12th Floor
 New York, NY 10017

Statement Period
 From January 18, 2018
 To January 31, 2018
 Page 1 of 2

PRIVATE CLIENT GROUP 421
 26 COURT STREET
 BROOKLYN, NY 11242
 SAL MONACO

84 ELTON LLC DIP 8-421
 CASE #1 18 40038
 OPERATING ACCOUNT
 5904 18TH AVE, SUITE 48
 BROOKLYN NY 11204

999

See Back for Important Information

Primary Account	5559	0
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Signature Relationship Summary	Opening Bal.	Closing Bal.
BANK DEPOSIT ACCOUNTS 5559 BANKRUPTCY CHECKING	.00	.00
RELATIONSHIP TOTAL	.00	.00



SIGNATURE BANK

Statement Period
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PRIVATE CLIENT GROUP 421
26 COURT STREET
BROOKLYN, NY 11242
SAL MONACO

84 ELTON LLC DIP
CASE #1 18 40038
OPERATING ACCOUNT
5904 18TH AVE, SUITE 48
BROOKLYN NY 11204

999

8-421

See Back for Important Information

Primary Account: 5559 0

BANKRUPTCY CHECKING 5559

Summary

Previous Balance as of January 18, 2018 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2018 .00

Rates for this statement period - Overdraft
Jan 18, 2018 14.250000 %



SIGNATURE BANK
 565 Fifth Avenue, 12th Floor
 New York, NY 10017

Statement Period
 From January 18, 2018
 To January 31, 2018
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PRIVATE CLIENT GROUP 421
 26 COURT STREET
 BROOKLYN, NY 11242
 SAL MONACO

84 ELTON LLC DIP
 CASE # 1 18 40038
 TAX ACCOUNT
 5904 18TH AVE, SUITE 48
 BROOKLYN NY 11204

999

8-421

See Back for Important Information

Primary Account	5567	0
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Signature Relationship Summary		Opening Bal.	Closing Bal.
RANK DEPOSIT ACCOUNTS			
5567 BANKRUPTCY CHECKING		.00	.00
RELATIONSHIP	TOTAL		.00



SIGNATURE BANK

Statement Period
From January 18, 2018
To January 31, 2018
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PRIVATE CLIENT GROUP 421
26 COURT STREET
BROOKLYN, NY 11242
SAL MONACO

84 ELTON LLC DIP
CASE # 1 18 40038
TAX ACCOUNT
5904 18TH AVE, SUITE 48
BROOKLYN NY 11204

999

8-421

See Back for Important Information

Primary Account 5567 0

BANKRUPTCY CHECKING 5567

Summary

Previous Balance as of January 18, 2018 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2018 .00

Rates for this statement period - Overdraft
Jan 18, 2018 14.250000 %